

**City of Milpitas
Library Subcommittee Meeting
City Hall Committee Conference Room
Meeting Notes
Tuesday, December 13, 2006**

MEETING MINUTES

1. Flag Salute: Mayor Esteves led the Committee in the Pledge of Allegiance.

2. Call to Order Mayor Esteves called the meeting to order at 5:32 p.m.

Attendance: *City Council:* Vice Mayor Livengood (via telephone)
Staff: Mark Rogge, Emma Karlen, Donna Biles
County Library: Linda Arbaugh, Melinda Cervantes
CSI: Darryl Whitbeck
Group 4
Architecture: David Sturges, David Schnee
Public: Mr. Arbaugh

3. Public Forum (remarks limited to 3 minutes):

None

4. Announcements:

None

5. Approval of Agenda:

The agenda was approved by consensus.

6. Approval of Minutes – November 28, 2006

The minutes were approved by consensus.

7. Progress Reports:

Library

Mark Rogge reported that two bids were received on December 13:

S.J. Amoroso	\$26,957,000
West Coast Contractors, Inc.	\$27,896,000

The cost plan estimate was \$27,900,000. Other contractors did not bid due to other commitments, lack of resources, bonding, and personal emergency of chief estimator. He reviewed the base bid schedule as follows:

<u>Item Description (Project #)</u>	<u>Estimate</u>	<u>S.J. Amoroso</u>
• Library building & site work (8162)	\$24.2	\$25.5
• Site work and Streetscape (8165)	\$0.7	\$1.027
• Garage modifications (8161)	\$0.3	\$0.150
• Abatement at Existing Building (8154)	\$0.1	\$0.010
• Metal Shelving (8162 FF&E)	\$0.3	\$0.270

Total Base Bid	\$25.6	\$25.957
Bid Contingency (8162)	\$2.4	
Total Cost Plan	\$27.9	

The Subcommittee recommended awarding the contract to the low bidder, S.J. Amoroso.

Mr. Rogge reported the library project complies with the California Environmental Quality Act under the North Main Street Developing EIR, and the mitigations have either been addressed or will have been addressed by the completion of the projects.

Mr. Rogge reviewed the Library Cost Plan and add alternates. The enhanced electrical for plaza events was recommended since the cost was less than the estimate and this would support civic events including parades. David Schnee stated that the wood slat ceilings would extend the warmth of the wood from the historical building's wood floors, doors and trim into the modern wings. David Schnee also discussed the fabric-wrapped acoustical ceiling for the multi-purpose room. The high-quality public address sound system would not be appreciated without some acoustical softening of the plaster ceiling. Mayor Esteves questioned the drive-up book drop canopy and was advised it was not accessible by library staff. The photovoltaic price was also questioned. Staff said that this appears to be a bid anomaly, and therefore would not recommend adding photovoltaic panes at the bid price, but would work with the contractor and architect to see if there was a cost-effective way of including some solar power. The Subcommittee recommended approval of the following add-alternates: enhanced electrical at the plaza, added wood slat ceilings, and fabric wrapped acoustical ceiling in the multi-purpose room.

Mr. Rogge reviewed the detailed library cost plan per a request from the subcommittee. He noted that the Group 4 Architecture Construction Services (\$1,190,000) and Special testing and inspection (\$300,000) will be brought before the City Council. He also noted that the building permit and inspections were higher than anticipated (\$351,216). He reviewed the Group 4 amendment for construction services in detail.

The Subcommittee recommended approval of the Group 4 Architecture construction services amendment.

Mr. Rogge described the special testing and inspection noting it must be done by an outside agency, and that it will be brought before the City Council in January. He reviewed the FF&E budget of \$3.0 million, and the library expenses to date.

Garage

Mark Rogge reviewed the construction schedule, expenditures to date, and project cost summary. Mayor Esteves questioned rain days and possible delays. He further reviewed the contract change orders noting that the fill and compact hole and extending the fiber optic conduit to Main Street are still pending.

He noted three change orders have been approved. The remaining construction contingency after these change orders is \$940,251 (117% of original construction contingency).

Vice Mayor Livengood completed his participation at 6:08 p.m.

A member of the public, Mr. Arbaugh commented on the low bidder, S.J. Amoroso.

Mark Rogge acknowledged the Subcommittee and the consultants for their dedication and hard work to these projects.

8. Other Business

None

9. Set Next Meeting Date: Tuesday, January 23, 2006, at 5:30 p.m.

10. Adjournment

The meeting was adjourned at 6:36 p.m.